

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

[For confidential official use of the Local Public Agency
and the Housing and Home Finance Agency]

1. a. Name of Redeveloper: Massachusetts General Hospital
 - b. Address of Redeveloper: Fruit Street, Boston, Massachusetts
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2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in West End - U.R. Massachusetts 2-3

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcel 9 on plan entitled "Parcel 9 of West End Land Assembly and Redevelopment Plan" prepared by J. L. Hayden Associates, Inc., dated March 27, 1962.

3. Is Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ Yes ☒ No
If yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of March 31, 1964, is as reflected in the attached financial statement.

(Note: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Patterson, Teele & Dennis
10 Post Office Square
Boston, Massachusetts

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

- a. In banks:

Name and Address of Bank

Amount
\$

- b. By loans from affiliated or associated corporations or firms:

Name and Address of Source

Amount
\$

- c. By sale of readily salable assets:

Description

Market Value
\$

Mortgages or Liens
\$

5. b. If the Redeveloper is a nonprofit or charitable institution or corporation; the members who constitute the board of trustees or board of directors or similar governing body.

Trustees of
Massachusetts General Hospital

John E. Lawrence, Chairman
177 Milk Street, Boston, Massachusetts

Francis C. Gray
10 Post Office Square, Boston, Massachusetts

Henry R. Guild
294 Washington Street, Boston, Massachusetts

Ralph Lowell
100 Franklin Street, Boston, Massachusetts

Rt. Rev. Robert P. Barry
71 Warner Street, Somerville, Massachusetts

Lloyd D. Brace
67 Milk Street, Boston, Massachusetts

Francis O. Schmitt
Department of Biology, Massachusetts Institute
of Technology, Cambridge, Massachusetts

Philip H. Theopold
294 Washington Street, Boston, Massachusetts

Sidney R. Rabb
393 D Street, South Boston, Massachusetts

Francis H. Burr
50 Federal Street, Boston, Massachusetts

H. Brooks Beck
53 State Street, Boston, Massachusetts

Elliott L. Richardson
50 Federal Street, Boston, Massachusetts

7. Names and addresses of bank references:

New England Merchants National Bank of Boston, Boston, Mass.
The First National Bank of Boston, Boston, Mass.

8. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders, or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

☐ Yes ☒ No

If Yes, give date, place, and under what name.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for a construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other Federally-aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Not applicable.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ Yes ☐ No

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$_____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of Contract or Development</u>	<u>Location</u>	<u>Amount</u> \$	<u>Date To Be Completed</u>
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- e. Outstanding construction-contract bids of such contractor or builder:

<u>Awarding Agency</u>	<u>Amount</u> \$	<u>Date Opened</u>
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11. f. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

12. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment of the land upon the basis of such proposal? ☐ Yes ☒ No
If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment of the land upon the basis of such proposal? ☐ Yes ☒ No
If Yes, explain.

13. Statements and other evidence of Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

George S. Weld, Assistant Treasurer of Massachusetts

I (we)¹ General Hospital

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: April 30, 1964

Dated: _____

George S. Weld
Signature

Signature

Assistant Treasurer

Title

Title

45 Milk Street, Boston, Mass.

Address

Address

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

THE MASSACHUSETTS GENERAL HOSPITAL

CONDENSED BALANCE SHEET - MARCH 31, 1964
(unaudited)

ASSETS

Cash	\$ 3,586,960.05
Securities	31,938,079.55
Real Estate	170,820.86
Notes Receivable	287,088.73
Director's Net Assets	6,571,824.84
Prepaid Items	47,557.71
Miscellaneous Assets @ \$1.00	10.00
Plant	23,863,506.78
Construction in progress	<u>2,559,507.20</u>

LIABILITIES

General Funds	\$ 6,515,826.89
Endowment Funds	25,258,887.16
Temporary Funds	5,593,170.68
Building Funds	6,479,705.55
Fiduciary Funds	561,932.30
Pension and Tax Reserves	752,326.36
Funds invested in Plant	<u>23,863,506.78</u>
	<u>\$ 69,025,355.72</u>
	<u>\$ 69,025,355.72</u>

The Massachusetts General Hospital

By George S. Weed
Assistant Treasurer

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Massachusetts General Hospital

b. Address of Redeveloper: Fruit Street, Boston, Massachusetts

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in West End - U.R. Mass. 2-3

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:²

Parcel 9 on plan entitled "Parcel 9 of West End Land Assembly and Redevelopment Plan" prepared by J. L. Hayden Associates, Inc., dated March 27, 1962.

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

Massachusetts _____:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain).

4. If Redeveloper is not an individual or a government agency or instrumentality, give date of organization: 1811

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth below as follows:

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. See attached list
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

5. e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

Name and Address	Position Title (if any) and Percent of Interest or Description of Character and Extent of Interest
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6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper [for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper]:

Name and Address	Description of Character and Extent of Interest
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None.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

[All Redevelopers listed under Item 3 are to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.]

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
 - a. Total cost of any residential redevelopment.....\$
 - b. Cost per dwelling unit of any residential redevelopment\$
 - c. Total cost of any residential rehabilitation\$
 - d. Cost per dwelling unit of any residential rehabilitation\$

2. a. State Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>Type and Size of Dwelling Unit</u>	<u>Estimated Average Monthly Rental</u>	<u>Estimated Average Sale Price</u>
	\$	\$

Not applicable.

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

George S. Weld, Assistant Treasurer of Massachusetts
I (We)¹ General Hospital
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our)
knowledge and belief.

Dated: April 30, 1964

Dated: _____

George S. Weld
Signature

Signature

Assistant Treasurer
Title

Title

45 Milk Street, Boston, Mass.
Address

Address

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.